

To Let

Established Industrial Unit and Offices

Agoy House, Ash Street, LE5 0DA



Rental from
£14,410 to
£64,460 p/a



Ranging from
2217 - 14,612 sq.ft



Popular
Trading Area



Close to Main
Roads

Available immediately



1 Ash Street, LE5 0DA

Location

The property enjoys a corner location on Ash Street, 12 minutes drive away from both the Troon Industrial Estate and Leicester City Centre.



Terms

The property is available To Let ranging from £6.50 per sq/ft to £7.50 per sq/ft.

Area	sq ft	sq m	£ Rent p/a
Offices	2217	206	14,410
Unit 2	2478	230	18,585
Unit 1	9917	921	64,460
Total	14,612	1357	

ENERGY PERFORMANCE CERT.

EPC rating: E (valid until 2035)
A copy of the EPC is available upon request.

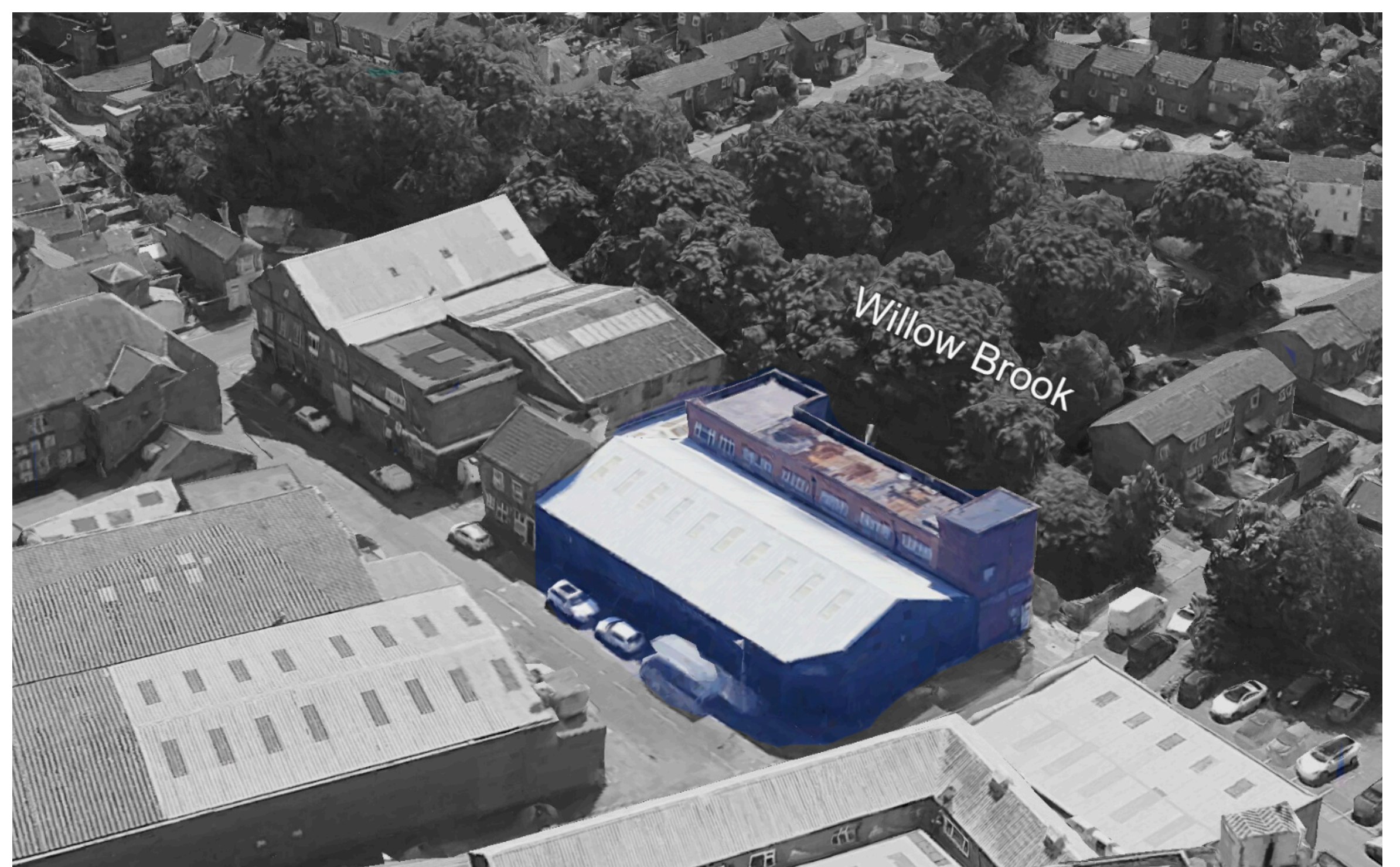
Description

We are pleased to present a unique rental opportunity on Ash Street, situated in the heart of North Evington, Leicester. This strategic location offers strong visibility and accessibility within a vibrant commercial area.

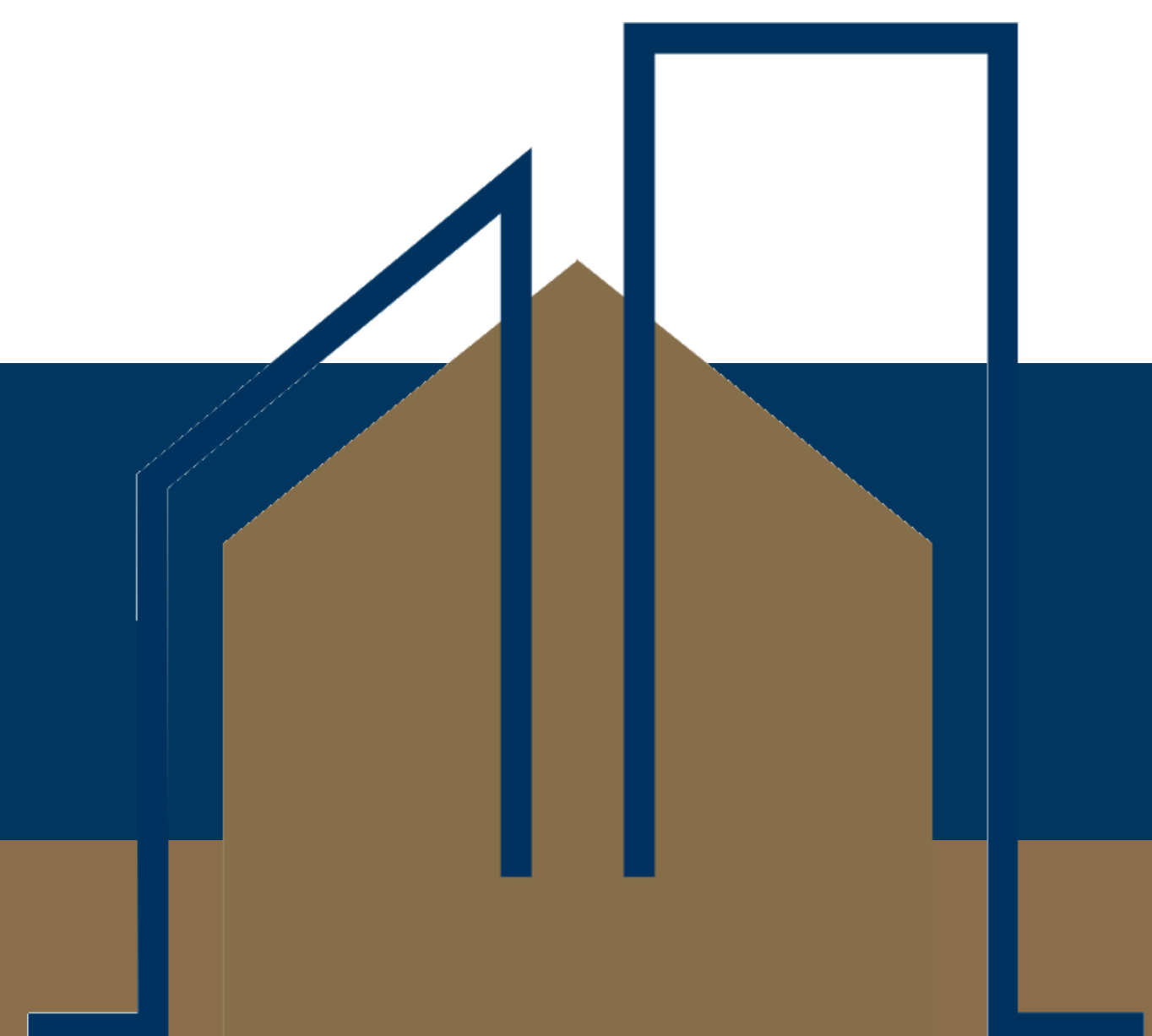
The property features both a small and a large unit with a 2130 sq/ft Mezzanine floor, providing versatile space for your operations. Additionally, the site includes a set of offices that can be tailored to meet your specific business requirements.

Key benefits include:

- Access via two loading bays with electric roller shutters (one on Beech St and one on Ash St)
- On-street parking
- Prominent local positioning
- W/C facilities
- Suitability for a variety of uses
- 3-phase electrics



Available immediately





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